

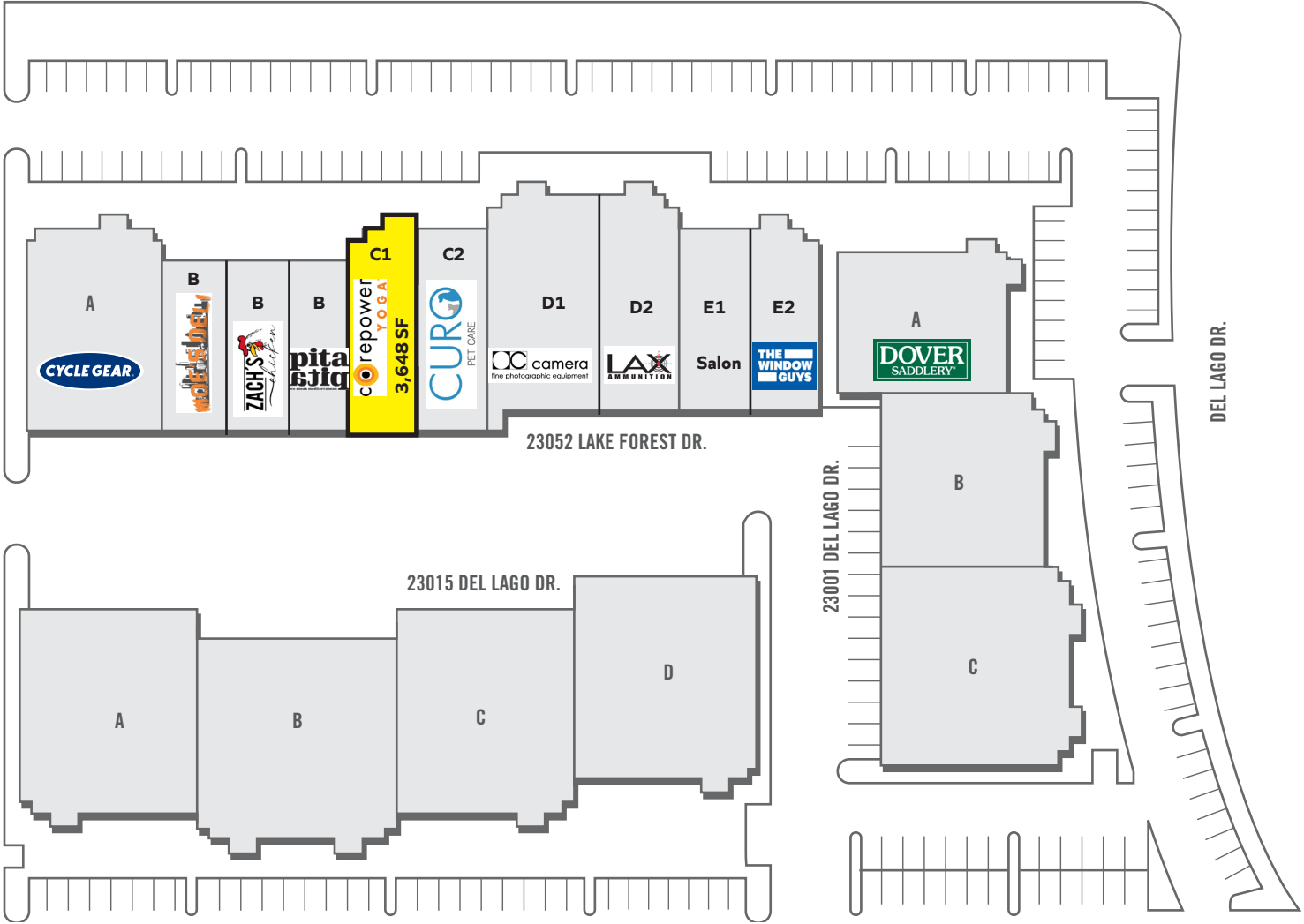
Plaza Del Lago

FOR LEASE | 23052 LAKE FOREST DR, LAGUNA HILLS, CA



- Strong visibility and accessibility from Lake Forest Dr.
- Close proximity to I-5 and I-405 freeways
- High employee and residential density
- Co-tenancy includes food court, fitness, retail and service merchants
- Rear loading/unloading to space plus ample customer parking

LAKE FOREST DR. | 30,000 ADT



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

THE ORCHARD



LAKE FOREST GATEWAY



HUNTER COURT



TWIN PEAKS PLAZA



LAKE FOREST MARKETPLACE



SITE

Moulton Pkwy: 26,000 ADT

LAKE FOREST DR | 30,000 ADT

280,000 ADT



ESTIMATED 2022 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

23052 Lake Forest Dr, Laguna Hills, California, 92653



POPULATION

1 mile

3 miles

5 miles

Total Population	8,229	113,568	326,606
Projected Population (2027)	8,134	113,695	326,124



HOUSING

Total Households	3,726	47,169	124,363
Projected Total Households (2027)	3,685	47,509	124,572



INCOME

Median Household Income	\$73,002	\$102,563	\$118,203
Average Household Income	\$104,061	\$140,844	\$159,085
Per Capita Income	\$47,574	\$58,535	\$60,371
Median Disposable Income	\$59,905	\$82,163	\$98,196
Average Disposable Income	\$78,097	\$99,457	\$111,026



DAYTIME DEMOS

Total Daytime Population	28,107	174,498	370,453
Daytime Population Workers	23,653	116,350	209,256
Daytime Population Residents	4,454	58,148	161,197



RACE & ETHNICITY

White	4,393	53.39%	62,615	55.13%	165,580	50.70%
Black or African American	120	1.46%	1,701	1.50%	5,364	1.64%
American Indian & Alaska Native Population	69	0.84%	925	0.81%	1,928	0.59%
Asian Population	1,659	20.16%	22,362	19.69%	89,053	27.27%
Pacific Islander Population	9	0.11%	221	0.19%	610	0.19%
Other Race Population	959	11.66%	11,191	9.85%	23,497	7.19%
Population of Two or More Races	1,019	12.38%	14,553	12.81%	40,574	12.42%
Hispanic Population	1,965	23.88%	24,955	21.97%	58,590	17.94%
Non-Hispanic Population	6,264	76.12%	88,613	78.03%	268,017	82.06%



EDUCATION

Bachelor's Degree	2,536	38.60%	30,796	34.94%	85,700	36.27%
Graduate/Professional Degree	1,119	17.03%	17,009	19.30%	48,887	20.69%



AGE

Median Age	53.8	47.1	40.9
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